

003.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,006,100 / 1,006,100

ASSESSED:

1,006,100 / 1,006,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ORFANOS HOPE	
Owner 2:	
Owner 3:	

Street 1: 16 MILTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ORFANOS THEOFANIS -

Owner 2: ORFANOS CHRISTINE -

Street 1: 16 MILTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5400.000		536,100		4,400		465,600		1,006,100						2552	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/01/17	

USER DEFINED

Prior Id # 1:	2552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	18:14:59
LAST REV	
Date	Time
09/14/17	11:29:39
apro	
	254
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS THEOFAN		59245-582		6/6/2012	Family	350,000	No	No		
HAWKSLEY EILEEN		31525-78		6/21/2000		415,000	No	No	4	
		10516-390		4/18/1964			1	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/1/2017		TTL REFUSAL							HS	Hanne S		
2/17/2009		Meas/Inspect							189	PATRIOT		
10/20/1999		Missed Appt.							267	PATRIOT		
9/20/1999		Mailer Sent										
9/20/1999		Measured							267	PATRIOT		
4/8/1997									PM	Peter M		

Sign: _____ / _____ / _____

VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

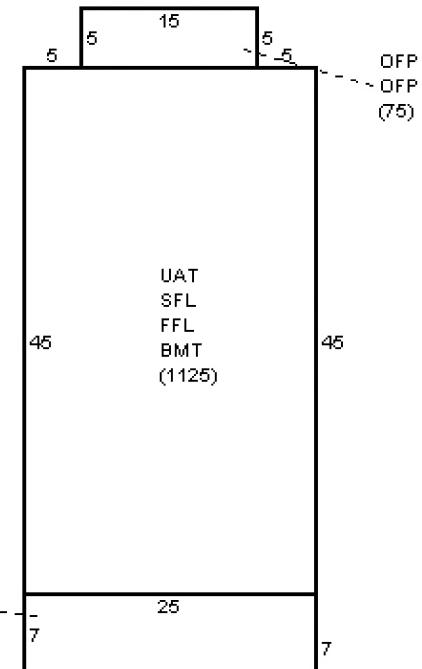
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	10	4	

RES BREAKDOWN**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY				
Basic \$ / SQ:				180.00
Size Adj.:				1.11666667
Const Adj.:				0.97029907
Adj \$ / SQ:				195.030
Other Features:				101500
Grade Factor:				1.00
NBHD Inf:				1.00000000
NBHD Mod:				
LUC Factor:				1.00
Adj Total:				658606
Depreciation:				122501
Depreciated Total:				536105

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	195.03
Special Features:	0	Val/Su Net:	128.99
Final Total:	536100	Val/Su SzAd:	238.27

PARCEL ID

003.0-0002-0018.0

MOBILE HOME

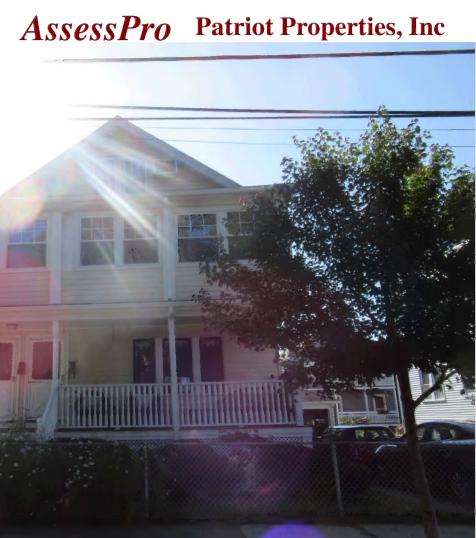
Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,125	58.510	65,823	UAT	100	FLA	100	
FFL	First Floor	1,125	195.030	219,409					
SFL	Second Floor	1,125	195.030	219,409					
OPF	Open Porch	325	20.940	6,804					
UAT	Upper Attic	281	136.520	38,397					
EFP	Enclos Porch	175	41.510	7,265					
	Net Sketched Area:	4,156		557,107					
	Size Ad	2250	Gross Area	5000	FinArea	2531			

**IMAGE****AssessPro Patriot Properties, Inc**